

# **BOEING – HARBOR GATEWAY**

Management Meeting Minutes #13

September 12, 2000



**SNYDER  
LANGSTON**

## **ATTENDEES:**

Johnny Marasco (JM), BRC  
Scott Lattimore (SL), BRC-SHEA  
Charles (Rus) Purcell (RP), KJC  
Gregory Stewart (GS), TA  
Fred Wallitsch (FW), SL  
Berger Jostad, (BJ), VEC  
Scott Tredick, (ST), VEC  
Jim Cain, (JC), VEC

## **DISTRIBUTION:**

Attendees  
S. Mario Stavale (MS), BRC  
De De Soto (DS), BRC  
Steve Shestag (SS), BRC-SHEA  
Stephanie Sibbett (SS), -SHEA  
Mark Burkholder (MB), NE  
Derrick Willis (DW), IES  
Peter Murphy (PM), KJC  
Charles (Rus) Purcell (RP), KJC  
Jake VanDervis (JV), TA  
Kent Haggerty (KH), SL  
Deryl Robinson (DR), SL  
Gary Fletchall (GF), SL

## **LEGEND:**

BRC = Boeing Realty Corp.  
SL = Snyder Langston  
KJC = Kennedy/Jenks Consultants  
TA = TAIT & Associates  
IES = Integrated Environmental  
NE = Norcal Engineering  
SHEA = Boeing Environmental Group  
V = Viking

ITEM	RESP.	DUE DATE	DISCUSSION
12.02			<p><b>PROJECT DEMOLITION STATUS –</b> <u>Update 08/29/00:</u> Future project meetings will start with a status report by VEC and an update 3-4 week short intervalschedule(SIS).</p> <p><u>Update 09/12/00:</u> Lights have been removed, boxed &amp; stored. Sodium Vapor in 1,20,32; flourescent in 3 &amp; 19. Viking is keeping time on fluourescent, JM directed that timesheets are to be submitted to JM at the completion of work for verification.</p> <p>Galbestos roofing removal has started in building 2, extent of panel is not fully known, Viking has assisted on removal for 1 day. Tri-State is moving South to North, There is concern that Viking's demo will catch Tri-State' abatement.</p> <p>Viking requested copy of asbestos report, JM to provide.</p>
01.03			<p><b>ENVIRONMENTAL REVIEW –</b> <u>Update 7/18/00:</u> Bldg. 2 abatement has begun this week. Contract schedule is 60 days, BRC is pushing for completion in 45 days. There is concern that if we begin work before August 7 that demolition will catch the abatement. Boring Sampling prior to Demolition of buildings was discussed to allow for more flexibility and shorter overall time frame to remediate. If plan approval is received by end of July, sampling may precede demo, allowing time for soil analysis and formation of abatement plan.</p> <p><u>Update 8/15/00:</u> Sampling will take 1-1/2 – 2 weeks. Can mark up slab for borings. Demo sampler to follow. Shooting for September if S.A.P. approvals are in. Can start inside building. Will coordinate w/Viking.</p> <p><u>Update 08/22/00:</u> SAP has been approved for Bldgs. 1,3,20,32. Plan for Bldgs 2 &amp; 66 will hopefully be submitted and approved in one week. KJ will do 90-100 borings for phase a, 70% of which are in buildings. Phase B will be another 100. TA to document boring locations for later recovery in case contaminants are found during slab demo/earthwork. Borings to begin 8/23, TA to survey 8/25. VEC requested copy of</p>
	KJ/TA		

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			asbestos report for their records.
			<u>Update 08/29/00:</u> Sampling is ongoing. Borings in building 3 will not be done until the structure has been cleared due to low ceiling height. Will be 3-4 weeks before borings can be done in #3. TA to survey borings on 8/30. Building #1 will be complete this week. Sampling in 20 & 32 is complete.
			<u>Update 09/12/00:</u> SAP for 2 & 66 is approved, KJ will be drilling 340 holes beginning on 9/18 with layout and 9/20 with drilling, possibly with 2 rigs. Tait to locate as in prior buildings. KJ needs to coordinate drilling with abatement and demolition. Report on prior borings not known/published – KJ to follow up. Schedule for boring in 2 & 66 not determined.
01.04	BRC	7/25	<b>SITE PREPARATION PROGRESS -</b> <u>Update 7/18/00:</u> Galbestos removal has begun on Building #2, schedule required from BRC showing sequencing and timeframes for development of demolition schedule.  <u>Update 07/25/00:</u> Bldg. 2 status: West elevation galbestos removed, Interior patio skin being removed, northeast corner started. Tri-State will move across the building.  <u>Update 08/22/00:</u> Tri-State will complete tomorrow except shed roofs in building #2. Salvage operation to be completed tomorrow. Shed roof galbestos removal needs to be performed by either Tri-State or Viking prior to building demo due to safety concerns over structural integrity and stability of roofs on ground and third party liability.  <u>Update 08/29/00:</u> VEC inquired about disposal of flourescent tubes by abatement contractor. KJ to investigate proper disposal requirements.  <u>Update 09/12/00:</u> See Project Demolition Status (12.02)
01.05	VEC/BRC		<b>SCHEDULE -</b> <u>Update 7/18/00:</u> Awaiting schedule for water well, sampling analysis plan & abatement.  <u>Update 07/25/00:</u> Job start-up and safety meeting will be schedule by SL. Should be able to start work on August 22, 2000. Still awaiting schedule for Water Well & SAP.  <u>Update 8/15/00:</u> Viking to proceed with perimeter clean-up, salvaging, verifying existing conditions, and identifying potential problems for pre-removal 8/16. Schedule will need to be updated to show actual start date. Currently shows 8/12 as start date. Environmental clean-up has 2 weeks left. Tri State to return for removal of galbestos after demo of roof sheet metal by Viking in Bldg. 2. Tri State handling documentation.

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			<p><u>Update 08/22/00:</u> Viking to begin demo on 8/25 pending receipt of permit on 8/24. Viking to begin with demo of bldgs 20 &amp; 32 while KJ does borings on 1 &amp; 3. They will then flip-buildings. Once borings are made and location survey completed, Viking can remove slab simultaneously with the structure. Viking objecting to demo of shed roofs and later removal of galbestos by Tri-State due to Safety concerns. JM to get pricing from Tri-State for in-lace demo and credit to not perform work, Viking to provide price for galbestos removal in place as well. VEC to remove basins/tanks in the NW corner of Bldg. #1 and west side of Bldg. #2 ASAP – permit not required for this work.</p> <p><u>Update 08/29/00:</u> Demo Permit has been obtained (Viking to furnish receipt). Demo of buildings 20 &amp; 32 has begun. Building # 1 will be started next week. Tri-State &amp; VEC have worked out a joint method for removal of galbestos sheets from shed roofs in building #2. This work will delay the demolition of Building #3 slightly because of its proximity.</p> <p><u>Update 09/12/00:</u> (SIS attached)</p> <p><b>DRAINAGE &amp; GRADING –</b></p> <ul style="list-style-type: none"><li>▪ It was agreed that existing storm drain will remain active in place during Phase 1. Precautions will be taken to ensure positive drainage of all pads after Phase 1. This is expected to require a small amount of work.</li><li>▪ Storm drains will be removed towards end of Phase 2, at which time the site will be graded to approved grading plans.</li></ul> <p><u>Update 08/29/00:</u> JM to get grading permit from RE Bailey. Viking inquired about possibility of importing and stockpiling soil prior to grading operation that will follow demolition. Site will need approximately 270,000 cy after demo to bring site to approved grading plan. GS stated that the imported fill will need to meet Norcal &amp; IES specifications. Price is King.</p> <p><u>Update 09/12/00:</u> Scott reported that a prior conversation with Mario indicated that Boeing may want all crushed material removed from project. FW to confirm. JM coordinated the import of 3,000 cy of dirt brought in and placed in the NW corner of Site, spoils from another portion of the development. NORCAL gave approval to place fill. Viking was reminded that NORCAL must approve and inspect all fill brought onto site.</p>
01.06			<p><b>CONCRETE CRUSHING –</b></p> <p><u>Update 7/18/00:</u> Brick was proposed by the bidders to be mixed in with the concrete and crushed for on-site fill. SL to review with NORCAL, concern about brick dust.</p> <p><u>Update 8/15/00:</u> This is the only trade that Viking subs out. Viking will look at site and determine to location for crushing (will need 1-2 acres). Asphalt to be removed off-site, not mixed on-site. MS stressed the importance of dust control.</p>
02.00			

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			<u>Update 08/22/00:</u> VEC will locate crushing operation north of Bldg 66. They will stockpile material and bring in crusher approximately halfway through slab demolition. Crushing capacity @ 3,000 tons/day.
02.01			<b>GEOTECHNICAL –</b> <u>Update 07/25/00:</u> Norcal to be onsite during all backfill operations.
04.01			<b>HAZMAT PROCEDURES –</b> <ul style="list-style-type: none"><li>• Owner will have a full time rep on-site who will be notified immediately on discovery of any suspicious materials.</li><li>• Contractor shall be required to have OSHA c/o HR trained individual on-site to watch for hazardous materials.</li></ul> <p><u>Update 6/29/00:</u> SHEA to identify process and procedures and documentation.</p> <p><u>Update 8/15/00 (clarified):</u> PID ("sniffer") will be onsite during slab removal. If Viking should run into something call Johnny first and Scott second.</p> <p> <u>Update 08/29/00:</u> VEC was advised to exert caution during slab and sub-slab demolition for Bldg #20 below grade piping that may be connected to a well.</p>
04.02			<b>PERMITS REQUIRED-</b> SCAQMD- By contractor Truck Routes- By contractor NPDES- Greg will pursue and advise  <u>Update 7/18/00:</u> TA to advise on whether a new demo permit will be required for this phase, prior phases used a single permit. Consensus was that a new demo permit would be prudent.  <u>Update 07/25/00:</u> City of LA is calculating demolition fees. Formal demo application will be submitted this week. Old permit had expired. Inspector will need to walk site prior to demo, hopefully next week.  <u>Update 8/15/00:</u> Fees are currently being calculated. Greg needs inspectors fee calculated prior to inspector to survey site, which is required prior to starting. Greg is shooting for an 8/22 date for permit. Viking working on getting the Cal-Osha permit required for water tower.  <u>Update 08/22/00:</u> Fees have been calculated. Pre-inspection has been performed by the City. Check for fees has been processed. TA to pull permit by the end of the week.
	BRC		<u>Update 08/29/00:</u> Demo permit in hand, JM to obtain grading permit for entire multi-phase project from RE Bailey.

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04.03

Update 09/12/00: Permit from Bailey received by BRC, Viking given copy.

## **TRANSITE WATER PIPE-**

Update 7/18/00: If concrete is attached to transite pipe upon removal of transite water lines, procedures need to be developed on how this will be handled in the most cost effective manner

Update 07/25/00: JM to get pricing on transite pipe disposal from Tri-State.

Update 08/22/00: Viking stated they could place transite pipe directly into a dumpster furnished by Tri-State in close proximity to the removal if available.

BRC/VEC

Update 08/29/00: BRC will furnish dumpster directly to Viking for disposal of transite pipe. BRC will dispose directly, Tri-State will not be involved, saving \$. Viking will place in dumpster at no additional cost if located in vicinity of excavation.

09.01

## **SITE LOGISTICS & OPERATIONS -**

07/25/00: SL to arrange for BRC trailer for site. JM to handle power and telephone hookup. Viking to move trailer on site by 8/15.

Update 08/15/00: BRC & Viking trailers onsite, BRC coordinating power & telephone hookup. Guard station will be relocated and "powered".

BRC

Update 08/29/00: Power has been installed to trailers. Phones should be connected by Friday.

Update 09/12/00: BRC trailer phone # 310-782-1509

10.01

## **MISCELLANEOUS-**

Update 8/15/00:

- Viking would like monitoring wells identified so they can identify and protect. KJ will walk site to help locate. 8/24 draft soils report schedule from Odgedon.
- Contract - BRC Awaiting bids from successful bidder from S.L.
- Hours - 7:00 am start-up, 7:00 pm the latest.
- Guards - Will be relocated closer to Normandy. Guard roams at night, during the day stays at trailer. Trailer and power will be taken care of by Johnny. Guards to check everyone coming thru gates.
- Entry - All gates to be shut and locked except for Normandy.
- Hydrants - Perimeter hydrants still on, all other shut off.
- Transformers - Johnny is setting up a meeting with DWP to pull transformers (7 total).
- Sanitary Line - Greg looking into, may be able to cap it outside property line.
- Erosion Control Plan - 10/15/00 sandbags to be placed around perimeter per demo plans.

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- Compaction Inspections - Norcal testing at 90% compactions.
- Daily Reports - Viking to submit monthly with payment requests.

VEC/KJ  
BRC

### Update 08/22/00:

- Monitoring wells - partially identified, completion anticipated 8/23
- Demo Contract - still pending from BRC, SL backup sent to BRC 8/16
- Guard - has been relocated. Harborage gate has been secured.
- Hydrants – DWP repairing offsite 30" water line connection to 16"
- Transformers – BRC transformers being drained, after draining – VEC to salvage, DWP transformers still outstanding, meeting scheduled next week
- Erosion Control Plan – VEC did not receive SWPPP during bidding. SL & VEC to review for omissions.
- Inspections – City inspector would like to be notified weekly of progress.

BRC/VEC

SL

VEC

### Update 08/29/00:

- Monitoring Wells – all have been IDed, partially marked, VEC to complete marking and protection.
- Hydrants – Repair has been completed by DWP
- Transformers – BRC will have transformers removed upon completion of PCB disposal, scheduled for 8/30.
- Erosion Control Plan – TA gave SL copy of Stormwater Runoff Prevention Plan
- Francisco St – JM to arrange for barricades at the end of the street before tracks.

### Update 09/12/00:

- Monitoring Wells – some wells still not marked and protected
- Transformers – PCB transformers drums still onsite, majority of transformers removed. DWP transformers still onsite and "live", JM to meet with DWP on 9/13
- Francisco St – JM will have barricades in place this week
- TANKS - Lube Oil tank in Bldg. #20 has been decommissioned and will be removed by Viking. Fuel tank adjacent to NASDI trailer belongs to Boeing, as such will be removed by Viking.

10.02

## **CRISIS MANAGEMENT & SITE SPECIFIC SAFETY PLAN**

### 08/15/00:

Site Specific Safety Plan - Viking turned in, S.L. and Johnny to review.  
Accident Reports - Johnny and Fred to be copied.  
Crisis Contact Sheet - Boeing sorting out whether internal or to be handled by PR firm.

Update 08/22/00: SL to distribute crisis plan & contact sheet this week.

12.01

## **INVOICES**

08/29/00: VEC to submit schedule of values with a invoice to get procedure rolling. VEC to submit to JM, then FW for approval prior to sending in to BRC for processing.

Update 09/12/00: Viking has not yet received contract from Boeing, FW to follow up. SL to fax G702 & G703 forms to Viking for invoice.

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These meeting minutes shall be considered correct unless written notice to the contrary is received by Snyder Langston within five (5) business days of issuance.

The next scheduled meeting will be Tuesday, September 26, 2000 @ 1:30 @ Jobsite. Bi-Weekly meetings will be held throughout the demolition of the project on Tuesdays @ 1:30.

Respectfully submitted,

**Fred Wallitsch**

Principal

